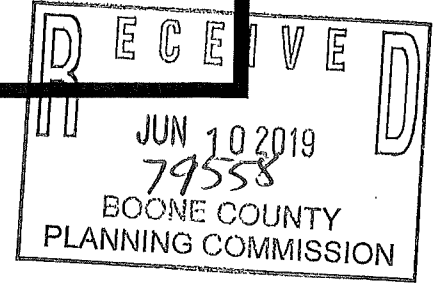


APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



SEVEN (7) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

1. Check One:
 - Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (As stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (As stated in the Mall Road District Study)
2. Name of Project Firestone Complete Auto Care
3. Location of Project 8747 US Highway 42
4. Total Acreage of Site 0.97
5. Current Zoning C-2/PD/CD & O-1/PD/CD
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) 07-17-96
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) No
8. Proposed Uses (please specify each use) automotive repair facility
9. Proposed Building Intensities (please specify) 6,081 SF automotive repair facility with 8 bays
10. Have you submitted a Concept Development Plan? No
11. Are you also applying for:
 - Conditional Use Permit
 - Dimensional Variance
12. Name of Applicant(s) Jason Horowitz
Phone Number 615-370-0670 Fax No. _____ E-Mail jhorowitz@gbtrealty.com
13. Address of Applicant(s) 9010 Overlook Blvd
Brentwood TN 37027
City State Zip
14. Name of Property Owner(s) _____
Phone Number _____ Fax No. _____ E-Mail _____
15. Address of Property Owner(s) _____
City State Zip
16. Are there any existing buildings on the site? No
How many? N/A
17. Deed Book D928 Page No. 421 Group No. _____
18. Have you had a pre-application meeting with BCPC Staff? Yes
19. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water District
- Florence Public Services Dept.
- Duke Energy
- Sanitation District #1

(over)

EXHIBIT

“A”

STAFF REPORT

#3

Request of **Jason Horowitz (applicant)** for **Florence KY (SEC HWY 42 and Express) (owner)** for a Change in an Approved Concept Development Plan in Office One/Planned Development (O-1/PD) and Commercial Two/Planned Development (C-2/PD) zones for a 0.97 acre lot located on the south side of US 42, to the immediate west of the property at 8741 US 42 and immediate east of the property at 8755 US 42, Florence, Kentucky. The request is for a change in an approved Concept Development Plan to allow an automotive repair facility.

August 7, 2019

REQUEST

The request is for a Change in an Approved Concept Development Plan for a 0.97 acre area located at 8747 US 42. The proposal is to construct a one-story, 6,081 square foot automotive repair facility, with eight (8) bay doors.

SITE HISTORY

- 1995 On January 18, 1995, the Boone County Planning Commission recommended approval of a proposed zoning map amendment changing the site in question from SR-1 to C-2/PD (R-95-002-A). On April 11, 1995, Florence City Council took action to deny the proposed zoning map amendment.
- 1996 On July 17, 1996, the Boone County Planning Commission recommended approval of a zoning map amendment changing the site in question from SR-1 to O-1/PD and C-2/PD (R-96-018-A). On September 10, 1996, Florence City Council adopted Ordinance Number O-17-96, approving the zoning map amendment.
- 2018 On January 3, 2018, the Boone County Planning Commission recommended approval of a Change in an Approved Concept Development Plan (R-18-003-A). The proposed change would allow "eating and drinking establishments, including alcoholic beverages and accessory drive-through facilities" as a principally permitted use. On March 20, 2018, Florence City Council adopted Ordinance Number O-5-18, approving the amended Concept Development Plan.
- 2019 On January 15, 2019, the Boone County Planning Commission approved a Major Site Plan for a 2,250 square foot Starbucks restaurant, drive-through facility, and off-street parking on the site immediately to the west of the site in question. This Site Plan included a shared access easement located on the site in question.

APPLICABLE REGULATIONS

- A. Section 314 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development

effect must be submitted to the Planning Commission and shall conform to the procedure and requirements described in Sections 301-310. Minor amendments to the approved Concept Development Plan that do not involve changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect may be approved by the Zoning Administrator.

- B. Section 1517 of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (also called a "Utilization of an Underlying Zone Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.

EXISTING CONCEPT DEVELOPMENT PLAN

- A. Approximately one-third of the site in question is located within Subarea 9 of the Plantation Pointe North Concept Development Plan. The remaining approximate two-thirds of the site in question are located within Subarea 10 of the Plantation Pointe North Concept Development Plan.
- B. Subarea 9 is identified to be developed with commercial uses, consistent with the C-2 Zone. Automotive repair is identified as a conditional use within the C-2 Zone. Subarea 10 is identified to be developed with office uses, consistent with the O-1 Zone. Automotive repair is prohibited within the O-1 Zone.

SITE CHARACTERISTICS

- A. The approximate one (1) acre area is located along the southeast side of US 42 and along the northwest side of Cavalry Drive, approximately 170 feet northeast of Express Street.
- B. The site is currently vacant with the exception of a shared access drive and a shared stormwater detention facility.
- C. Topography of the site slopes from 864 MSL, along US 42, to 868 MSL, along Cavalry Drive.
- D. The site is located within the 55 Day/Night Noise Levels of the Greater Cincinnati/Northern Kentucky International Airport.

ADJACENT LAND USES AND ZONING

North: Bank (WesBanco) and medical offices (St. Elizabeth Physicians/Urgent Care) (C-

2/PD/CD))

South: Vacant and offices (O-1/PD/CD)

East: Retail (Verizon) (O-1/PD/CD)

West: Restaurant (Starbucks – under construction) (C-2/PD/CD)

RELATIONSHIP TO COMPREHENSIVE PLAN

A. Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates the site for Commercial uses. This designation is described as “Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.”

B. The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them Economy Goal A, Objective 8).

Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).

Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

C. The following is an excerpt from Our Boone County – Plan 2040:

1. The U.S. 42 corridor should experience commercial growth on a smaller scale to mitigate any adverse impacts and to be compatible with surrounding land uses and densities. As defined by the 2000 Union Town Plan, commercial development should occur in neighborhood business district form in specified locations instead of strip type commercial (Land Use, Description and Purpose of Land Use Maps, 20 Union, page 137).

D. US 42 is identified as an arterial street providing for two-way traffic within five driving lanes (two lanes in each direction with a center left turn lane). Sidewalks are provided along both sides of the roadway. Cavalry Drive is identified as a local street providing for two way traffic within two driving lanes. Sidewalks have been provided along the

for two way traffic within two driving lanes. Sidewalks have been provided along the roadway as development has occurred.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. The construction of a one story, 6,081 square foot auto service center structure, having eight (8) service bays.
 2. Provision for 30 off-street parking spaces.
 3. Provision for a tire storage area and an enclosed trash area.
 4. Provision for a sidewalk along Cavalry Drive.
 5. Use of the existing shared access point onto Cavalry Drive.
 6. Use of the existing shared stormwater detention area.
 7. Provision for utilities.
 8. Provision for landscaping.
- B. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations, and offers the following (these requirements can be adjusted by the Planning Commission and City Council pursuant to the Planned Development (PD) regulations):
1. Section 3151 provides regulations for required trash areas. Insufficient information has been submitted to determine compliance.
 2. Section 3316 states that measurable light shall be less than one (1) footcandle at all property lines. The submitted plan indicates that the measurable light along the south property line will range from 0.0 to 1.8 footcandles and the measurable light along the east property line will range from 0.3 to 2.0 footcandles.
 3. Section 3325 requires a minimum of two (2) parking spaces per service bay. This section also states that the maximum number of parking spaces which may be provided is thirty percent (30%) greater than the minimum requirement. Based on eight (8) service bays, the minimum amount of required parking is 16 spaces and the maximum amount of parking allowed is 21 spaces. The submitted plan indicates the provision of 30 parking spaces.
 4. Section 3413 provides regulations for building mounted signage. Insufficient information has been submitted to determine compliance.
 5. Section 3620 requires Buffer Yard A along Cavalry Drive. Based on 175 feet of street frontage, the following landscaping is required:

9 trees from plant list C or
6 trees from plant list A, B, or D and
53 shrubs from plant list E or 27 shrubs from plant list C

The submitted plan indicates the following landscaping along Cavalry Drive:

3 trees from plant list C
24 shrubs from plant list C

The result is that the plan shows 5 trees over the requirement and 3 shrubs below the requirement.

- C. Staff has reviewed the submitted Concept Development Plan against the approved Plantation Pointe North – Concept Development Plan Document and Development Criteria, and offers the following:
1. Section V., B. of the Plantation Pointe North – Concept Development Plan Document states that a consistent architectural theme shall be developed for the commercial and office uses. This should be reviewed and approved as part of the Site Plan process.
 2. Section V., N. of the Plantation Pointe North – Concept Development Plan Document provides standards and regulations for signage. This should be reviewed and approved as part of the Site Plan process.
 3. Section 1.3, c. of the Development Criteria states that vehicular parking areas shall not be permitted within ten (10) feet of any interior property line. The submitted plan indicates that the off-street parking area will be set back four (4) feet from the east property line.
 4. Section 1.5, b. of the Development Criteria states that no loading area shall be permitted on the front of any building without the express written permission of the Design Review Committee. The submitted plan indicates a loading area within the front yard.
 5. Section 2.1, b. of the Design Criteria requires a minimum of five percent (5%) interior (vehicular use area) landscaping. The submitted plan indicates approximately 20,500 square feet of vehicular use area, requiring 1,025 square feet of interior landscaping. The submitted plan shows 200 square feet of interior landscaping.
 6. Section 2.2, c. of the Design Criteria states that each roof shall have a gable facing roads or driveways. The planning commission/city council needs to determine if the submitted plan meets this requirement.
- D. A twenty-four (24) foot wide shared access easement is located on the site in question. The submitted plan indicates the construction of a tire storage structure, enclosed trash area, and loading area within this easement. The applicant should address how this will be resolved.

- D. Staff sent out an Agency Memo to the City of Florence and the Florence Fire Department. No comments have been received.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Florence City Council in terms of Article 3 of the Boone County Zoning Regulations, Section 1514 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz
Planner

MDS/ss

Attachments:

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Concept Development Plan

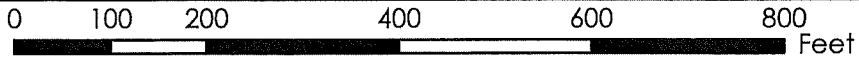
Vicinity Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 Inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2018

Boone County GIS
ArcMap Document: *.mxd

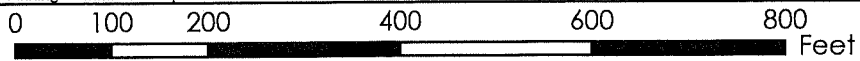
Aerial Map

www.boonecountygis.com

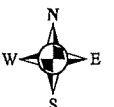


Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2018

Map File: C:\GIS\MapDocs\MapDocs.mxd
ArcMap Document: *.mxd

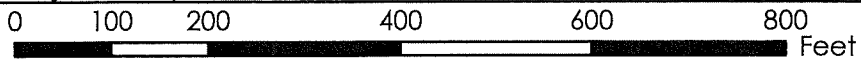
Topographical Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



Map Created: 01/01/2016

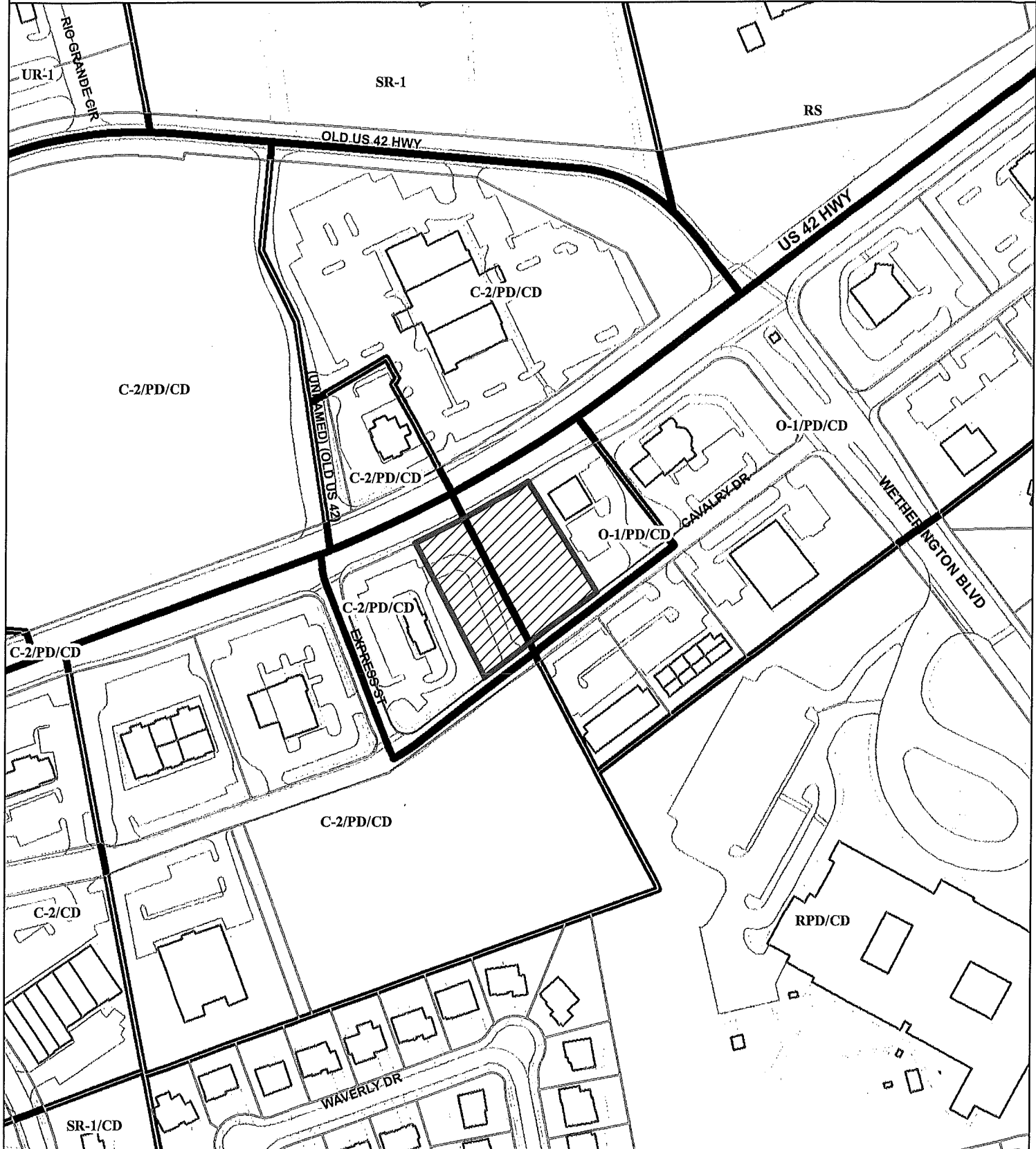
Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document (*.mxd)

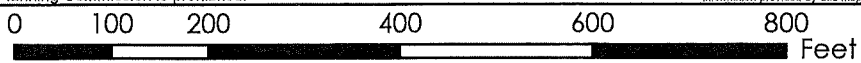
Zoning Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet

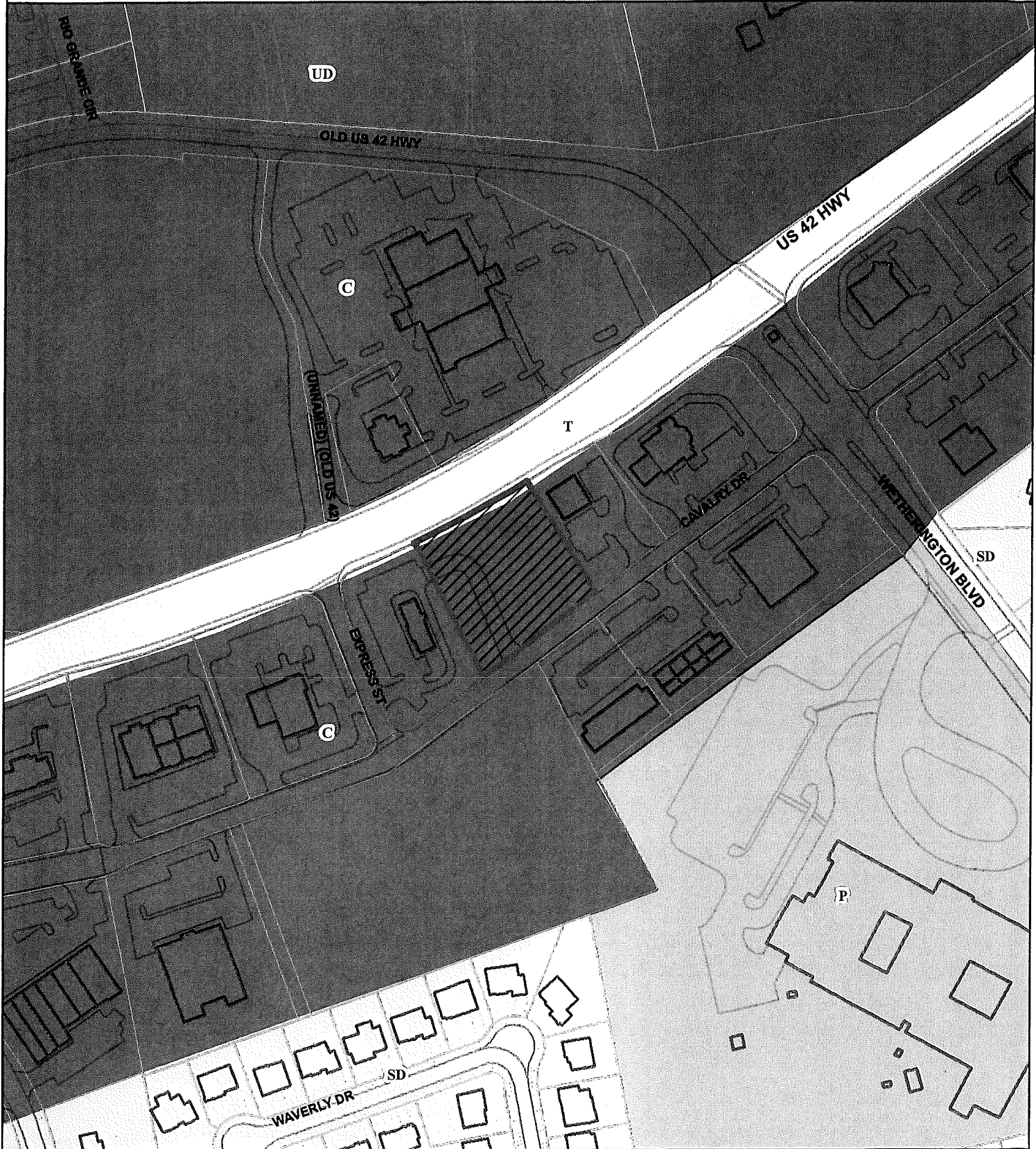


Boone County GIS - Putting Northern Kentucky on the Map



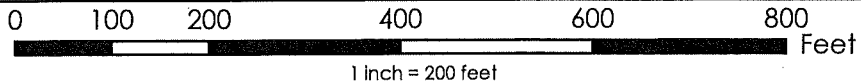
2040 Future Land Use Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

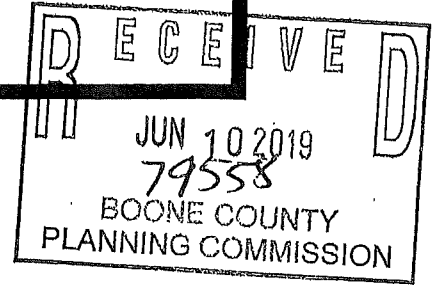


Boone County GIS - Putting Northern Kentucky on the Map



APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



SEVEN (7) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Check One: [] Concept Development Plan... [x] Change in an Approved Concept Development Plan... [] Long Range Planning Committee Review... [] Long Range Planning Committee Review... [] Zone Change Committee Review... [] Zoning Administrator Review... [] Zoning Administrator Review...
2. Name of Project Firestone Complete Auto Care
3. Location of Project 8747 US Highway 42
4. Total Acreage of Site 0.97
5. Current Zoning C-2/PD/CD & O-1/PD/CD
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) 07-17-96
7. Is the site subject to a specialized Land Use Study... No
8. Proposed Uses (please specify each use) automotive repair facility
9. Proposed Building Intensities (please specify) 6,081 SF automotive repair facility with 8 bays
10. Have you submitted a Concept Development Plan? No
11. Are you also applying for: [] Conditional Use Permit [] Dimensional Variance
12. Name of Applicant(s) Jason Horowitz
Phone Number 615-370-0670 Fax No. E-Mail jhorowitz@gbtrealty.com
13. Address of Applicant(s) 9010 Overlook Blvd
Brentwood TN 37027
City State Zip
14. Name of Property Owner(s)
Phone Number Fax No. E-Mail
15. Address of Property Owner(s)
City State Zip
16. Are there any existing buildings on the site? No
How many? N/A
17. Deed Book D928 Page No. 421 Group No.
18. Have you had a pre-application meeting with BCPC Staff? Yes
19. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- [] Boone County Water District
[] Florence Public Services Dept.
[x] Duke Energy
[] Sanitation District #1

- _____ Cincinnati Bell
- _____ Owen Electric Cooperative, Inc.
- _____ Boone County Public Works Department
- _____ Kentucky Transportation Cabinet
- _____ Boone County Building Department
- _____ Northern Kentucky Health District
- _____ USDA NRCS/Boone County Conservation District
- _____ KY Division of Water
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

20. Concept Development Plan Jurisdiction/Location
- | | |
|--|--------------|
| _____ Unincorporated Boone County | _____ Walton |
| <input checked="" type="checkbox"/> Florence | _____ Union |

21. **Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action**

Check if Applicable

In accordance with the provisions in KRS 100.211, the applicant(s) and property owner(s) or originators above, hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment and/or Concept Development Plan* application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on _____.

22. ORIGINAL Property Owner's Signature _____
 (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

23. ORIGINAL Applicant's Signature _____
 (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

SECTION B (To be completed by BCPC Staff)

1. Date Received 6-7-19 Fee Received \$2,301.40 R# 79558
2. Check what has been submitted:

<input checked="" type="checkbox"/> Application	_____ Fee	_____ Legal Description
<input checked="" type="checkbox"/> Concept Development Plan	_____ Addresses of Adjoining Property Owners	
_____ No. of copies of plan received **		
3. _____ Date Application is Administratively Complete as Defined in KRS 100.211
4. Staff Reviewer MICHAEL SCHWARTZ
5. Committee Chairperson _____
6. Scheduled Public Hearing Date _____
7. Boone County Planning Commission Action:

_____ Approved	_____ Approved With Conditions
_____ Denied	
8. Other: _____

Boone County Planning Commission
 Boone County Administration Building
 2950 Washington Street, Room 317
 P.O. Box 958
 Burlington, Kentucky 41005
 Phone (859) 334-2196 - Fax (859) 334-2264
 plancom@boonecountyky.org - E-Mail
 www.boonecountyky.org - Web Page

Note: See Boone County Planning Commission Fee Schedule for Concept Development Plan Fees. An application consists of all fees paid in full, submitted drawings and a completed application form.

- GENERAL NOTES:**
1. FINISHES TO BE SHOWN ON ALL FINISH BOARDS SEE FINISH SCHEDULE.
 2. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME.
 4. INSTALLATION OF BUILDING SIGNAGE AND STREET LIGHTS TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 5. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 6. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 7. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 8. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 9. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 10. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.

- GENERAL NOTES:**
1. FINISHES TO BE SHOWN ON ALL FINISH BOARDS SEE FINISH SCHEDULE.
 2. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME.
 4. INSTALLATION OF BUILDING SIGNAGE AND STREET LIGHTS TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 5. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 6. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 7. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 8. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 9. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.
 10. FINISHES TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.

EXTERIOR WALLS:
 BK-1: GENERAL SHALE BRICK - RED HAVEN
 BK-2: GENERAL SHALE BRICK - RED HAVEN

METAL ROOFINGS - EVERGREEN - BY INLAND BUILDINGS

BK-1: GENERAL SHALE BRICK - GREYSTONES VELOUR

BK-2: GENERAL SHALE BRICK - RED HAVEN

CANVAS AWNING - "BEEF" BY SUNBRELLA

ALL WORK AND MATERIALS TO BE SHOWN ON ALL FINISH BOARDS TO MATCH EXISTING CONDITIONS.

CONTRACT AGENTS FOR:
 CONTRACT AGENTS FOR:
 CONTRACT AGENTS FOR:
 CONTRACT AGENTS FOR:

METAL ROOFING

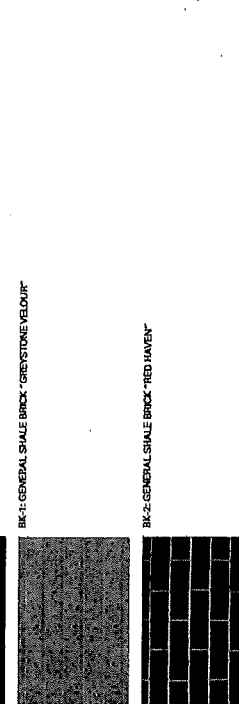
Firestone COMPLETE AUTO CARE

Firestone COMPLETE AUTO CARE

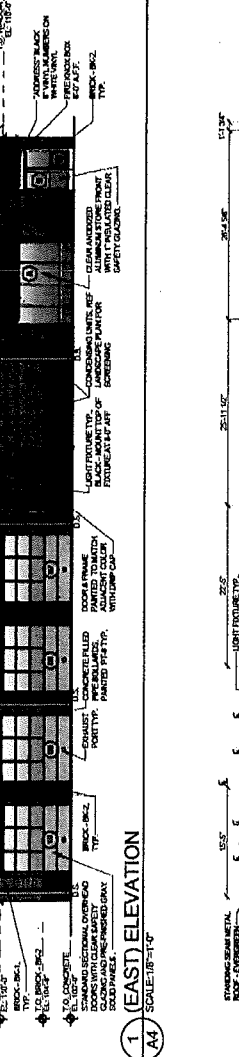
Firestone COMPLETE AUTO CARE

Firestone COMPLETE AUTO CARE

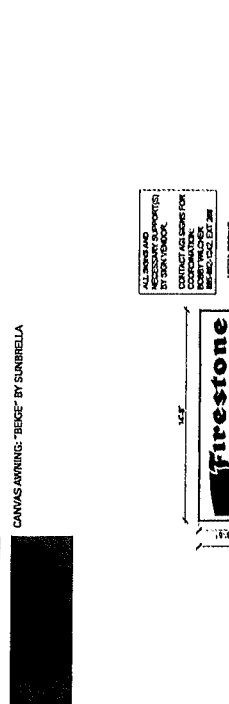
Firestone COMPLETE AUTO CARE



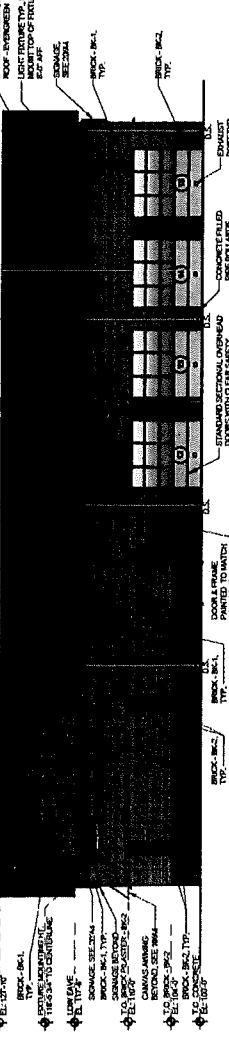
1 (EAST) ELEVATION
 SCALE: 1/8"=1'-0"



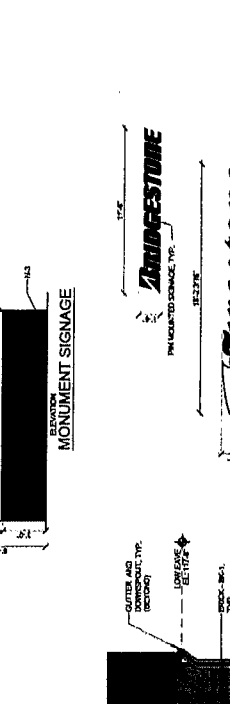
6 (WEST) ELEVATION
 SCALE: 1/8"=1'-0"



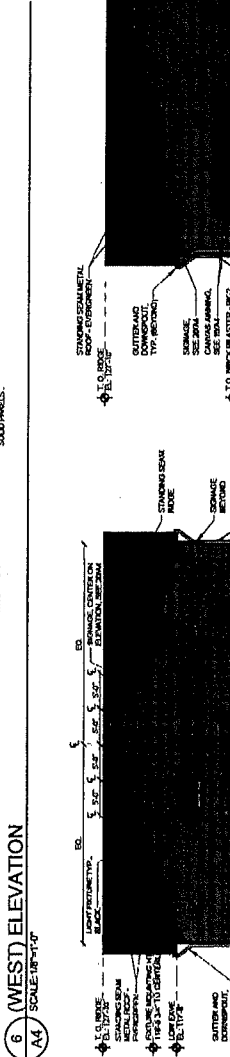
11 (NORTH) ELEVATION
 SCALE: 1/8"=1'-0"



16 (SOUTH) ELEVATION
 SCALE: 1/8"=1'-0"



20 SIGNAGE DETAIL
 SCALE: 1/4"=1'-0"



20 SIGNAGE DETAIL
 SCALE: 1/4"=1'-0"

<p>SGA Design Group Douglas E. Taylor, Architect 107 South Boulder, Suite 100 Tallahassee, Florida 32301 P: 904.587.8800 F: 904.587.8801 www.sgadesigngroup.com</p>	<p>DATE: 10/15/2024</p>
	<p>PROJECT: EXTERIOR ELEVATIONS & DETAILS</p>

<p>Firestone COMPLETE AUTO CARE</p>	<p>US HWY 42 FLORENCE, KY</p>
<p>PHONE #: (818) 567-8800</p>	<p>PROJECT CONTACTS: ARCHITECT: KRISTINE FAGANO, AIA SGA DESIGN GROUP</p>
<p>ZONE APPROVAL: VP</p>	<p>CONTRACT: RAL</p>
<p>CHL</p>	<p>PROPERTY ID: XXXXXXXX SITE ID: XXXXXXXX LEGACY ID: XXXXXXXX</p>

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LOCATIONS AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.
 NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENTS' DOCUMENTS; DESIGN MAY VARY.

PA4

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Phil Damstrom, Chairman

DATE: August 19, 1998

RE: Request of Wm. M. Hargis/Paul Hemmer Development Co. III (applicant) for Paul Hemmer Development Co. III, Elmer L. Jacobs and Helen C. Jacobs, Mary L. Crigler et al, Catton L. Dolwick and Diana Dolwick, Kenton County Airport Board, George Bullock and Patsy Bullock, and Jasper Baker and Hazel Baker (owners) to consider a Zoning Map Amendment from Rural Suburban Estates (RSE), Suburban Residential One (SR-1), Suburban Residential Two (SR-2), Commercial Two/Planned Development (C-2/PD), and Industrial One/Planned Development (I-1/PD) to Industrial One (I-1) for an approximate 210 acre tract located near the southwest corner of KY 237 and KY 20, and along the west side of KY 237, Boone County, Kentucky. The request is for a zone change to allow office, manufacturing, warehousing, and distribution uses.

Remarks:

We, the Committee, recommend that the request of Mike Hargis on behalf of Paul Hemmer Development Company for a Zoning Map Amendment from Rural Suburban Estates (RSE), Suburban Residential One (SR-1), Suburban Residential Two (SR-2), Commercial Two/Planned Development (C-2/PD), and Industrial One/Planned Development (I-1/PD) to Industrial One (I-1) be approved by the Boone County Planning Commission. The Committee's recommendation to approve this request is based upon the following findings of fact and with the following conditions:

Findings of Fact:

The Committee has determined that the applicant has adequately demonstrated that the proposed Industrial One (I-1) zoning classification is the most appropriate zoning classification for the 210 acre site. The applicant has also demonstrated that the proposed use of the property for industrial development is the most appropriate use of the site. The applicant has demonstrated that the proposed uses within the Industrial One (I-1) zoning classification, along with a concept development plan, produce a cohesive and coordinated development of several separately owned properties, which would otherwise be difficult to develop individually.

The Committee's decision is also based on the 1995 Boone County Comprehensive Plan, the Comprehensive Plan's Future Land Use Map, the existing site conditions, the site's proximity with KY 20 and KY 237, and the site's proximity with the Greater Cincinnati International Airport, in particular, with that of the east/west runway.

The Committee has concluded that the following conditions shall apply in order to ensure that the applicant's request satisfies the goals, objectives, and the intent of the Boone County Comprehensive Plan.

The applicant has signed a letter of agreement with these conditions and understands that the revised concept development plan, submitted to the Committee along with these conditions, serves as the basis for this recommendation.

Conditions

1. The site's main entrance will be located at the KY 237-Conner Road intersection as indicated on the revised concept development plan. This entrance shall contain a main roadway through the development that will eventually connect with the adjoining property to the west. This will ensure that the property west of the proposed development has access to KY 237 and not onto KY 20 as is specified within the Boone County Comprehensive Plan.
2. The southernmost proposed entrance along KY 237 will be eliminated.
3. The entrance located across KY 237 from the Levi Strauss building will remain. This entrance shall contain a road connection with the main entrance road.
4. The entrance located across KY 237 from Cougar Path will remain and shall also connect with the main entrance road. This connection will occur during the initial phase of construction of either the Jacobs property or the Escue property, whichever develops first. This connection will complete an internal roadway system for the entire development.
5. Access will be provided between the site and the property at the southwest corner of KY 20 and KY 237. This connection will occur during the initial phase of construction of either of the two sites that are adjacent with the access road.
6. The northernmost access along KY 237 shall provide an access easement for the adjacent property at the southwest corner of KY 20 and KY 237. This access will eliminate the need for any additional curb cuts onto KY 237, when the corner lot develops.
7. A landscaping master plan that includes extensive landscaping and earth berms along KY 237 and the entrance road shall be provided. This landscaping plan shall be submitted as part of the improvement plan review.

8. Each development, including all buildings, will be subject to a design review process that is similar to the design review process required for all buildings within the Houston-Donaldson Study area. Buildings shall be oriented so that loading docks are not directly facing KY 237 or any other internal road connections. Office fronts shall be oriented toward rights of way, particularly toward KY 237 and the entrance road.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.

<i>Phil Damstrom</i>			
Phil Damstrom, Chairman			
For	<input checked="" type="checkbox"/>	Against	<input type="checkbox"/>
Abstain	<input type="checkbox"/>	Absent	<input type="checkbox"/>

<i>Arnold Caddell</i>			
Arnold Caddell			
For	<input checked="" type="checkbox"/>	Against	<input type="checkbox"/>
Abstain	<input type="checkbox"/>	Absent	<input type="checkbox"/>

<i>Barry Neltner</i>			
Barry Neltner			
For	<input checked="" type="checkbox"/>	Against	<input type="checkbox"/>
Abstain	<input type="checkbox"/>	Absent	<input type="checkbox"/>

<i>Earl White</i>			
Earl White			
For	<input checked="" type="checkbox"/>	Against	<input type="checkbox"/>
Abstain	<input type="checkbox"/>	Absent	<input type="checkbox"/>

TOTAL:	<u>4</u>	FOR	<u>-</u>	AGAINST	<u>-</u>	ABSTAIN	<u>-</u>	ABSENT
--------	----------	-----	----------	---------	----------	---------	----------	--------

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

#2

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: September 4, 2019

RE: Request of Jason Horowitz (applicant) for Florence KY (SEC HWY 42 and Express) (owner) for a Change in an Approved Concept Development Plan in Office One/Planned Development (O-1/PD) and Commercial Two/Planned Development (C-2/PD) zones for a 0.97 acre lot located on the south side of US 42, to the immediate west of the property at 8741 US 42 and immediate east of the property at 8755 US 42, Florence, Kentucky. The request is for a change in an approved Concept Development Plan to allow an automotive repair facility.

REMARKS:

We, the Committee, recommend denial of the above referenced request based on the following findings of fact:

FINDINGS OF FACT:

- A. The proposed use of the site as an automotive repair facility is not consistent with the existing approved Plantation Pointe North Concept Development Plan.

The approximate western one-third of the site is located within Subarea 9 of the existing approved Plantation Pointe North Concept Development Plan and is identified to be developed with commercial uses, consistent with the C-2 Zone. Automotive repair is identified as a conditional use within the C-2 Zone.

The approximate eastern two-thirds of the site is located within Subarea 10 of the existing approved Plantation Pointe North Concept Development Plan and is identified to be developed with office uses, consistent with the O-1 Zone. Automotive repair is prohibited within the O-1 Zone.

The only development within the western one-third of the site is the existing shared access drive, the existing shared stormwater detention facility, and proposed off-street parking/circulation systems. The bulk of the development (i.e., the principal structure), is located within the eastern two-thirds of the site, where automotive repair facilities are prohibited under the O-1 Zone.

Approval of the submitted request would allow the development of an automotive repair facility on a site where the underlying zones either prohibit such a use or do not anticipate it to be a principally permitted use.

- B. The submitted Concept Development Plan indicates that ingress/egress to four of the proposed eight service bays will occur within the existing shared access easement. This type of circulation pattern, specifically the repeated backing out maneuvers, will create a hazardous and unsafe situation given the traffic volume anticipated by the Starbucks facility which will share the easement.

- C. The submitted Concept Development Plan, as noted in the Staff Report, does not meet several requirements of the Boone County Zoning Regulations and the approved Plantation Pointe North – Concept Development Plan Document and Development Criteria. To meet these requirements, the submitted plans would have to be revised. Such revisions could constitute a major change from what was presented at the public hearing.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: August 21, 2019

**CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN - Rick Lunnemann, Chairman,
Michael Schwartz, Staff**

1. Request of **Jason Horowitz (applicant)** for **Florence KY (SEC HWY 42 and Express) (owner)** for a Change in an Approved Concept Development Plan in Office One/Planned Development (O-1/PD) and Commercial Two/Planned Development (C-2/PD) zones for a 0.97 acre lot located on the south side of US 42, to the immediate west of the property at 8741 US 42 and immediate east of the property at 8755 US 42, Florence, Kentucky. The request is for a change in an approved Concept Development Plan to allow an automotive repair facility.

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

Kim Bunger
Kim Bunger

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Mark Hicks (Alternate)

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Janet Kegley

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Lori Heilman (Alternate)

For Project ___ Absent ___
Against Project ___

Rick Lunnemann
Rick Lunnemann (Chairman)

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Steve Turner (Alternate)

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Kim Patton

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Randy Bessler (Alternate)

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

Brad Shipe
Brad Shipe

For Project ___ Absent ___
Against Project ___
Abstain ___ Deferred ___

TOTAL: ___ DEFERRED 1 FOR PROJECT 2 ABSENT
2 AGAINST PROJECT ___ ABSTAIN

SUPPORTING INFORMATION



October 16, 2019

Mr. Kevin Wall
Zoning Administrator
Boone County Planning Commission
2950 Washington Street
Burlington, KY 41005

Subject: Firestone Complete Auto Care
Plantation Pointe Concept
Development Plan Amendment
8747 US 42, Florence, KY
Gresham Smith Project Number: 40831.40

Dear Mr. Wall:

On behalf of FS Florence, LLC we would like to withdraw the Amendment to the Plantation Pointe Concept Development Plan for the Firestone development referenced above.

If you have any questions, please do not hesitate to call me at 615-770-8204.

Sincerely,


Joe Johnston
Project Manager

crs

Copy
Bob Gage
Jason Horowitz
Mike Hunkler

Genuine Ingenuity

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100
GreshamSmith.com